

DELEGATED OFFICER REPORT

Application Ref: H/23/94928

Site Address: 24 COULTAS ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5BE

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of garage to create single storey side/rear extension with two storey rear extension. Addition of a home gym garden building.
(Amended H/23/94637) (Amended description)

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within the Kingsway Special Character Area		

Planning History?	Yes ☒	No ☐
• Z/30375/000/00 - Two storey side extension - Refuse Planning Permission For - 02/08/1988 • F/09/64980 - Alterations to roof to provide additional living accommodation with 3No. Front facing dormer windows and rear gable projection - Permit - 10/06/2009 • H/23/94637 - Two storey side and rear extensions. Single storey rear extension to existing property. Addition of a home gym garden building. - Withdrawn By Applicant - 22/03/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 representation was received commenting on the originally submitted proposals. The neighbour raised the following comments and concerns: • The inaccuracies and inconsistencies of the submitted drawings • The proposed front dormers look odd		
Parish Council:	No comments received		
Tree Consultant:	Remove the holding objection and add a compliance condition		

Site Visit:	Yes ☒	No ☐
Details: 23 rd February 2023		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.
Supplementary Planning Documents:

Assessment:

The application property is a 1950s detached bungalow located at the western end of Coultas Road on the southern side of the street. It sits on a good-sized triangular shaped plot which narrows moving from front to rear. There is a detached garage at the side of the property and a detached outbuilding at the end of the rear garden. The property has already been extended into the loft to provide first floor accommodation. The surrounding area is residential in nature and includes a range of detached dwellings, many with individual characteristics. There are also many mature trees in the locality which form a green backdrop and contribute to an attractive wooded character. This application is an amended version of a previously withdrawn application (H/23/94637) which was deemed to have an excessive built form out of scale and unsympathetic to the character of the original dwelling, as such the current application only proposes a single storey side/rear extension, a two-storey rear extension and a detached garden room for gym. The proposal is now considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Chandler's Ford and Hiltingbury (Kingsway) which provides the following guidance on developments and that they should ensure that:
 - i) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
 - ii) no healthy or mature trees would be felled or likely to be damaged
 - iii) the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposed single storey side extension is to replace the existing garage in a similar position. Although it would be of larger footprint, it would not sit closer to the adjacent neighbour (22 Coultas Road), as such it would not have a cramped appearance or disrupt the general rhythm or spacing of this part of the road. The flat roof nature and form also serving to limit its visibility from the wider public realm. It is considered that the proposed side extension would sit comfortably within the street scene and is commensurate with the size of host dwellinghouse and appropriate for the plot.

- The proposed two-storey gable extension and dormers would be located at the rear of the property so they would not be visible from the street scene. Furthermore, the two-storey rear extension would not higher than the existing ridge height and respect the proportions and design detailing of the host dwelling. Combined with the proposed materials and window detailing, both proposed elements at the rear would sit comfortably on the application site and would not appear incompatible.
- The detached outbuilding would tight to the western boundary, but it would be largely screened by the existing boundary fencing and trees. The size of the plot could accommodate an outbuilding of this size without significantly diminishing the sense of space around it.
- Overall, the proposal would accord with the objectives set out in the Character Area SPD in that: the existing spacious front and rear gardens would be retained as would existing mature landscaping, and the design of new extensions is compatible with the character and fits well into the overall street scene.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposed rear dormer windows would be small scale and set into the roof, therefore they would not have any impact on the light and outlook. In relation to the two-storey rear extension, it would be sited away from the shared boundaries to reduce the potential for overlooking. For these reasons, the proposal would not lead to any significant harm to the living conditions of the neighbouring occupiers of 22 Coultas Road. No objection has been received from this neighbour during the consultation period.
- The top of the proposed side extension would be visible above the side boundary treatment, but given its siting and single storey nature, the impact upon 22 Coultas Road would not be materially different than the existing garage.

Trees and landscaping

- There are a number of significant trees, both on site and off, which are subject to Tree Preservation Orders. These trees provide significant visual amenity to the public realm and must be taken into consideration as part of the development. Whilst there doesn't appear to be primary impacts (i.e., tree loss under development footprint), there is potential for secondary impacts (e.g., root severance, soil compaction via construction access and activities, etc.). However, as no arboricultural information has been provided, it is not possible to assess the impacts and, as it stands, the applicant has not suitably demonstrated that no significant impacts will occur. Therefore, the Council's Tree Consultant raised a holding objection and requested the submission of arboricultural information (as per British Standard 5837:2012 and the Trees and Development SPD).
- The arboricultural report has been provided on 30/05/2023, which the Council's Tree Consultant has reviewed and agreed to remove the holding objection. The proposal is therefore considered to be acceptable in this regard. A compliance condition is recommended to be included on the decision notice.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway

safety/traffic management.

- The demolition of the garage would result in the loss of an off-road parking space. However, it is considered that ample parking could be provided by the driveway and front garden. Even considering the loss of the parking space (resulting from the development) the available parking would still exceed the Council's current standard for a dwelling of this size. As such there is no objection to the proposal on the basis of parking provision.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

- Subject to conditions
- The proposal is in keeping with the appearance of the original dwelling and the character of the local area and would not have a harmful impact upon residential

amenity. Therefore, it is recommended for approval.		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments		